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Fil	e		pita	al –	drive-in at Orchard Avenue Pharmacy-2021 N. 12 <sup>th</sup>									
D	<u> </u>		_											
P r	S	A few items are denoted with an asterisk (*), which means t												
e	a	retrieval system. In some instances, items are found on the list												
S	n	file because they are already scanned elsewhere on the system.			se scanned documents are denoted with (**) and will									
e	n	be found on the ISYS query system in their designated categor												
n	e	Documents specific to certain files, not found in the standard cl	1e	ckli	ist materials, are listed at the bottom of the page.									
t	d	Remaining items, (not selected for scanning), will be listed and	m	ark	ked present. This index can serve as a quick guide for									
		the contents of each file.												
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X		Reduction of assessor's map.												
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+		*Final reports for drainage and soils (geotechnical reports)												
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W.	V	Traffic studies												
X	X	*Review Comments												
_	_	*Petitioner's response to comments												
_	$\dashv$	*Staff Reports												
_	4	*Planning Commission staff report and exhibits												
_	_	*City Council staff report and exhibits												
		*Summary sheet of final conditions												
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X	X	Correspondence												
	X	Planning Clearance – issued - 12/1/93- **												
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An asterisk in the item description column indicates that a form is supplied by the City.

Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

## RE-APPLICATION CONFERENCE

Date: 10-12-93 Conference Attendance: 13/1/ Proposal:	Graves, Joe	Boylo DAVE THORNTON									
Proposal: Location: /060 oR	CHARD										
Tax Parcel Number: 2945-11/ Review Fee: 11099 (Fee is due at the time of submittal. I	-12-00	of Grand Junction.)									
Additional ROW required?  Adjacent road improvements required Area identified as a need in the Maste Parks and Open Space fees required?  Recording fees required?  Half street improvement fees required Revocable Permit required?  State Highway Access Permit required	? Plan of Parks and Recreation  ?	Estimated Amount:  Estimated Amount:  Estimated Amount:  Estimated Amount:									
Applicable Plans, Policies and Guidelines											
Located in identified floodplain? FIRM panel #											
	Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?  Avigation Easement required?										
While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.											
O Access/Parking O Drainage O Floodplain/Wetlands Mitigation O Other Related Files: #19-83		O Land Use Compatibility O Traffic Generation O Geologic Hazards/Soils									
	inform the neighboring propert	y owners and tenants of the proposal prior to									
PRI	E-APPLICATION CON	FERENCE									
and it is our responsibility to know w	hen and where those hearings										
additional fee shall be charged to cove	r rescheduling expenses. Such changes to the approved plan	em will be dropped from the agenda, and an fee must be paid before the proposed item can will require a re-review and approval by the accepted.									
	WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.										
		as identified by the Community Development as scheduled for hearing or being pulled from									
Signature(s) of Petitioner(s)	Signature	(s) of Representative(s)									

# CHECKLIST AT

# GENERAL PROJECT REPO

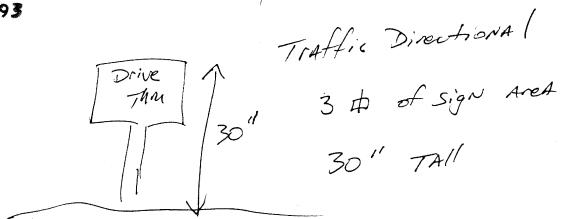
CHECKLIST	OK	NA
Typed text		
Size: 8½ x 11" format		
Bound: If more than 1 page, use a staple.		
Name of report on a title page or on the first page of text		

### OUTLINE

- Project Description
  - 1. Location 1060 Orchard Avenue
  - 2.38 acres 2. Acreage
  - 3. Proposed use Remodel Pharmacy and add drive-up window
- Public Benefit Provide service to those who are handicapped & have difficulty coming into Clinic.
- Project Compliance, Compatibility, and Impact
  - 1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code) N/A
  - 2. Land use in the surrounding area Mesa College to the south, Community Hospital to the north
  - 3. Site access and traffic patterns One way drive from College Place in an easterly direction

  - Availability of utilities, including proximity of fire hydrants utilities already on site, fire hydrant located at SW corner of 12th & Orchard
     Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, N/A pre-treatment needs, etc.)
  - 6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.) Negligent
  - 7. Site soils and geology (such as per SCS soils mapping) N/A
  - 8. Impact of project on site geology and geological hazards, if any None
  - 9 a.m to 5:30 p.m. Monday through Friday 9. Hours of operation
  - 10. Signage plans
- Development Schedule and Phasing The project should begin shortly after Jan. 1, 1994 and be completed by April 30, 1994.

143 9₹



### COMMENTS

This report should only provide general information, and should not be more than 2 pages long.

## **REVIEW COMMENTS**

Page 1 of 1

FILE #143-93 TITLE HEADING: Site Plan Review - Drive-thru for

Orchard Pharmacy at Community

Hospital

LOCATION:

1060 Orchard Avenue

**PETITIONER:** 

Community Hospital

PETITIONER'S ADDRESS/TELEPHONE:

2021 N. 12th Street

Grand Junction, CO 81501

242-0920

PETITIONER'S REPRESENTATIVE:

Bill Graves/Joe Boyle

STAFF REPRESENTATIVE:

Dave Thornton

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL <u>ALL</u> ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER

12/3/93

Bill Cheney

<u>244-1590</u>

No comment.

CITY DEVELOPMENT ENGINEER

12/7/93

<u>Jody Kliska</u>

244-1591

- 1. Need a signing plan to indicate "One-way, Do Not Enter at Exit".
- 2. Will the proposed landscaping affect traffic flow?
- 3. How does the drive-thru operate do people phone ahead and then come pick up?

COMMUNITY DEVELOPMENT DEPARTMENT

12/13/93

**Dave Thornton** 

244-1447

Due to potential stacking conflicts for the drive-thru window, we need to know whether people will be ordering their prescriptions at the window or phoning ahead? If phoning ahead ONLY, then okay. Otherwise, please submit an alternate plan to handle potential stacking problems.



2021 North 12th Street Grand Junction, Colorado 81501 (303) 242-0920

December 16, 1993

Dave Thornton
Community Development Department
City of Grand Junction
Rood Avenue
Grand Junction, CO 81501

RE: SITE PLAN PREVIEW - DRIVE THRU FOR ORCHARD PHARMACY AT COMMUNITY HOSPITAL

Dear Mr. Thornton:

In response to your review comments on the above project:

- 1. We will install a sign in the appropriate area showing "One Way, Do Not Enter"
- 2. The proposed landscaping will not affect traffic control
- 3. Normally the people using the drive-up will have their prescriptions called in and will pick them up at the window. However, we cannot guarantee that this will always happen. I would suspect that if there is a line-up at the drive-up window, people would park and go inside to pick-up their prescriptions.

Sincerely,

Joe Boyle,

Associate Administrator

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

DEC 10 1993

jm

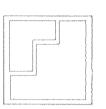
EXISTING STAIRS

ORCHARD AVENUE

FRANK A WAGNER ARCHITECT AIA

115 No. 5th. Street #440 Grand Junction Colorado 81501 (303)243-2122

FAWHAUS INC.



ENGINEERS:

STRUCTURAL

L. J. Lindauer, Inc. 715 Horizon Drive #360 241-0900

MECHANICAL

ELECTRICAL

DRIVE-UP ADDITION ORCHARD PHARMACY

COMMUNITY

HOSPITAL Grand Junction, Co.



PROJECT LOCATION Drawn: FAW

Date: 11/29/93

SHEET NO.